166.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,003,400	/	1,003,400
USE VALUE:	1,003,400	/	1,003,400
ASSESSED:	1,003,400	/	1,003,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAULDS MALCOLM R
Owner 2:	FAULDS HEATHER P
Owner 3:	
Street 1:	15 ASHLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEGLEY JOHN J & NANCY E -
Owner 2:	-
Street 1:	15 ASHLAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,875 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 2312 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6875.000	565,000		438,400	1,003,400
Total Card	0.158	565,000		438,400	1,003,400
Total Parcel	0.158	565,000		438,400	1,003,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.00 | /Parcel: 434.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	109714
GIS Ref	
GIS Ref	
Insp Date	08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	565,000	0	6,875.	438,400	1,003,400	1,003,400	Year End Roll	12/18/2019
2019	101	FV	420,800	0	6,875.	438,400	859,200	859,200	Year End Roll	1/3/2019
2018	101	FV	434,200	0	6,875.	388,300	822,500	822,500	Year End Roll	12/20/2017
2017	101	FV	434,200	0	6,875.	325,700	759,900	759,900	Year End Roll	1/3/2017
2016	101	FV	434,200	0	6,875.	325,700	759,900	759,900	Year End	1/4/2016
2015	101	FV	404,000	0	6,875.	281,800	685,800	685,800	Year End Roll	12/11/2014
2014	101	FV	282,800	0	6,875.	272,400	555,200	555,200	Year End Roll	12/16/2013
2013	101	FV	383,500	0	6,875.	259,300	642,800	642,800		12/13/2012

!12839!

PRINT

Date	Time
12/11/20	02:52:22

LAST REV

Date	Time
08/09/18	14:54:22
apro	
12839	

USER DEFINED

Prior Id # 1:	109714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEGLEY JOHN J &	50888-246		3/14/2008		643,000	No	No		
	12085-105		10/1/1971		27,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2013	1195	Heat App	5,000	C				
4/23/2013	580	Addition	444,536	C				
7/12/2002	545	Re-Roof	8,500	C				NEW GUTTERS AND FA
1/28/1998	49	Alterati	1,500					CONVERT TO 1 FAMIL

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
4/9/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Meas/Inspect	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/21/2009	Meas/Inspect	336	PATRIOT
12/22/2008	Measured	294	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6875		Sq. Ft.	Site		0	70.	0.91	8									438,375						438,400	

Total AC/HA:	0.15783	Total SF/SM:	6875	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	

Total: 438,375 | Spl Credit | Total: 438,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10415220
Const Adj.:	1.00989902
Adj $ / SQ:	139.385
Other Features:	114811
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592267
Depreciation:	27244
Depreciated Total:	565023

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

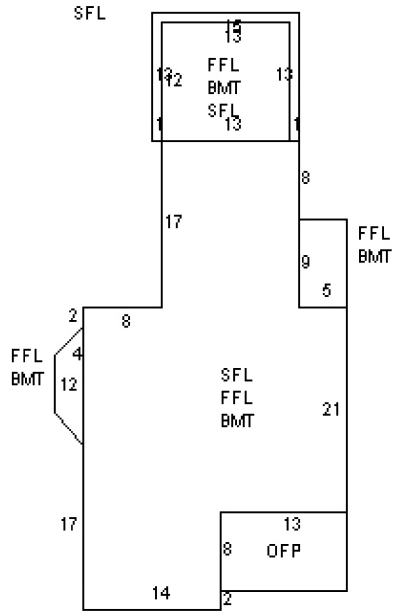
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.66
Special Features:	0	Val/Su Net:	157.47
Final Total:	565000	Val/Su SzAd	244.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,172	41.820	49,008
FFL	First Floor	1,172	139.390	163,360
SFL	Second Floor	1,140	139.390	158,899
OFP	Open Porch	104	32.690	3,399

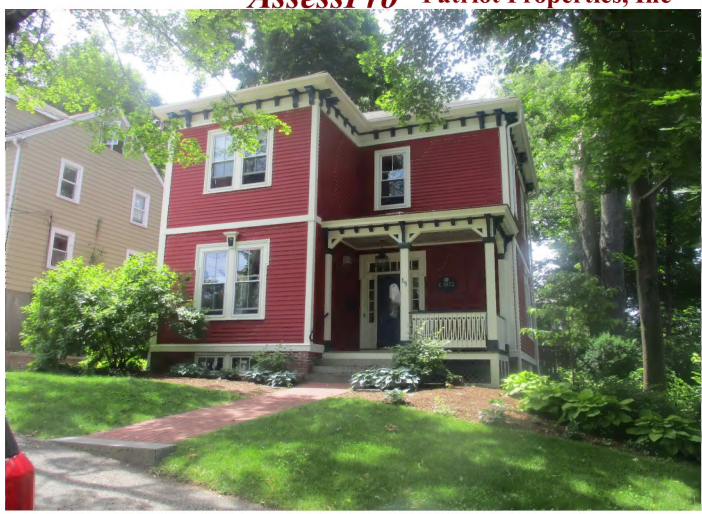
Net Sketched Area:	3,588			Total:	374,666
Size Ad	2312	Gross Are	3588	FinArea	2312

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	